



# City of Carmel

## **CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE MINUTES**

Thursday, March 31, 2005

**REPRESENTING THE COMMITTEE:**

Rick Ripma  
Dan Dutcher  
Jerry Heniser  
Susan Westermeier

**REPRESENTING THE DEPARTMENT:**

Adrienne Keeling  
Matt Griffin

**REPRESENTING THE REDEVELOPMENT COMMISSION:**

Les Olds

**OF COUNSEL:**

John Molitor

**Docket No. 05010045 DP: Traditions on the Monon**

Filed by Sean Sullivan for Centex Homes

**Representing the Petitioner**

Jim Shinaver, NELSON & FRANKENBERGER  
David Leasenby, BUCKINGHAM  
Rich Kelly, EMH & T  
Sean Sullivan, CENTEX HOMES

The Petitioner proposes 135 Townhomes and related parking, signage, and landscaping. The site is located at the northwest corner of 136<sup>th</sup> Street and Range Line Road. The site is zoned PUD.

Shinaver: We have ingress/egress to the site north of here adjacent to Smokey Row Road and another point of egress adjacent to Range Line. Incorporated a roundabout in the center of the project for easier traffic flow. Agreed to dedicate a portion of land, north extension, at no cost to the City for the Cool Creek Trail. In addition to the dedication of land, The Buckingham Company agreed, during the rezone process, as an effort of Good Will to contribute \$8,000.00 to the City toward the construction of the Trail. We have a Commitment Letter to be recorded once the Development Plan is approved. Building elevations constructed of brick and materials are shown.

Concerning drainage on the site, Little Cool Creek forms the northern boundary of the site. There is no proposal for onsite Storm Water Management Retention. We will provide offsite storm water detention west of the Monon as dry detention. Provides storage more than what is acceptable.

Project parking for each Townhome will contain a two-car garage plus on-street visitor parking. We are in compliance with the PUD. Please review letter from Les Olds, Director of the Carmel Redevelopment Commission (CRC) indicating their support for the project specifically noting the parking.

- Ripma: General public comments; mixed. Organized remonstrance; unfavorable. Staff comments?
- Department: The Project complies with zoning and the Staff is agreeable to the design.
- Dutcher: When do you activate the banked parking?
- Shinaver: Upon Letter of Notification from the Staff regarding the inadequacies of the parking.
- Dutcher: What would trigger a letter?
- Department: Complaints from residents or persistent parking violations.
- Dutcher: Is there a change in the Smokey Row design?
- Olds: We wanted the improvements without the tapers to slow traffic.
- Dutcher: This plan does not reflect that design.
- Shinaver: We will send revisions.
- Dutcher: Concern about the trees along Smokey Row. On-street parking will take out trees. I would like to see some type of tree preservation there.
- Kelly: Cutting out the tapers affords us to save more trees.
- Ripma: Help me understand the removal of the tapers, since they were originally designed for construction.
- Olds: We are going to denser areas and attempting to slow traffic. Intension of the speeds along Smokey Row to be 25-30mph, our goal is to promote a walking /biking community.
- Ripma: What did we gain in the changes?
- Shinaver: More courtyard appeal and better internal site layout for emergency vehicles and buses. Parking ratio is in line with the PUD.
- Ripma: City has no comments regarding parking?
- Olds: We are working to limit the amount of asphalt used with a backup to increase the amount if needed rather than too much asphalt.
- Ripma: I do not agree with the New Urban Design thinking but I believe the parking will be sufficient.
- Dutcher: I like the bank approach as the backup plan.
- Westermeyer: I am concerned about the school traffic and road size. This is the main thoroughfare into Carmel High School's back door and it is congested on any given weekday.
- Shinaver: The Traffic Analysis concludes that this project will operate at acceptable levels.
- Olds: There will also be a roundabout at that location and improvements on Smokey Row.
- Ripma: Questions? Motion?
- Dutcher: I recommend approval of Docket No. 05010045 DP: *Traditions on the Monon*.
- Heniser: Second.

**Motion Carried; Four (4) in favor zero (0) opposed.**

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**Docket No. 05020023 OA: Amendment, C-1 and C-2 Zoning Districts**  
Filed by the Carmel Department of Community Services.

**Representing the Petitioner:**

Adrienne Keeling, DOCS PLANNING AND ZONING  
Les Olds, CARMEL REVELOPMENT COMMISSION

The Applicant seeks to Amend Chapters 20E: *C-1 City Center* and 20F: *C-2 Old Town*, in order to modify the development standards.

- Keeling: You have a new copy before you of this Amendment. I want to point out on the second page added amendments to C-2 District. One Hundred Fifty Feet (150') Amendment the C-2 Amendment is a total height of sixty feet (60') and maximum of four (4) stories.
- Olds: Recently the Commission signed a Project Agreement with Pedcor Development, "Developer" to develop the retail portion of City Center Development located on Range Line and City Center Drive. The Developer has resubmitted a revised project that increases the scope and density of the project. Part of that revision includes taller buildings reaching a proposed eight (8) stories. The basic height is approximately eighty-six feet (86') up to Penthouses of 108' with top peaks for total height of 128' or 138'. Asking for 150' allows for the necessary flexibility to approve as we move forward with the project.
- Ripma: How close is the drawing to what they expect to happen?
- Olds: From our weekly meetings what you are looking at tonight is the commitment to build. They also intend to be the property owners.
- Ripma: Why do we keep going taller?
- Olds: Land costs.
- Ripma: I like it, any further questions, motion?
- Dutcher: I move to forward Docket No. 05020023 OA: *Amendment, C-1 and C-2 Zoning Districts* to the full Commission with a favorable recommendation.
- Westermeier: Second.

**Motion Carried; Four (4) in favor zero (0) opposed.**

***Adjourned 7:49 PM***